

107.0

0004

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

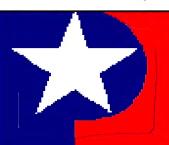
Total Card / Total Parcel
841,800 / 841,800

USE VALUE:

841,800 / 841,800

ASSESSED:

841,800 / 841,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		COUNTRY CLUB DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLLINS BRIAN E
Owner 2:	COLLINS CHRISTINE M
Owner 3:	

Street 1: 30 COUNTRY CLUB DRIVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DOOLEY RICHARD A--TRS-ETAL -

Owner 2: DOOLEY ANN M -

Street 1: 30 COUNTRY CLUB DRIVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 10,158 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 2365 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10158		Sq. Ft.	Site		0	70.	0.71	4									507,320						507,300	

IN PROCESS APPRAISAL SUMMARY

Use Code										Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101										10158.000		334,500				507,300		841,800							
Total Card										0.233		334,500				507,300		841,800		Entered Lot Size					
Total Parcel										0.233		334,500				507,300		841,800		Total Land:					
Source:										Market Adj Cost		Total Value per SQ unit /Card:		355.94		/Parcel: 355.9		Land Unit Type:							

PREVIOUS ASSESSMENT										Parcel ID		PAT ACCT.										
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date										107.0-0004-0006.0		Date										
2020	101	FV	334,500	0	10,158.	507,300	841,800	841,800	Year End Roll			12/18/2019										
2019	101	FV	260,900	0	10,158.	507,300	768,200	768,200	Year End Roll			1/3/2019										
2018	101	FV	260,900	0	10,158.	434,800	695,700	695,700	Year End Roll			12/20/2017										
2017	101	FV	260,900	0	10,158.	405,900	666,800	666,800	Year End Roll			1/3/2017										
2016	101	FV	260,900	0	10,158.	347,900	608,800	608,800	Year End			1/4/2016										
2015	101	FV	259,700	0	10,158.	311,600	571,300	571,300	Year End Roll			12/11/2014										
2014	101	FV	259,700	0	10,158.	288,400	548,100	548,100	Year End Roll			12/16/2013										
2013	101	FV	259,700	0	10,158.	275,000	534,700	534,700				12/13/2012										

!8418!

PRINT

Date

Time

12/10/20

22:59:39

LAST REV

Date

Time

08/10/20

14:56:40

danam

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	19 - Ranch			Full Bath:	1	Rating:	Good																
Sty Ht:	1 - 1 Story			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Good																
Foundation:	1 - Concrete			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good																
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																	
Sec Wall:	16 - Stone Vene	5%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good																
Color:	BROWN			A Kits:		Rating:																	
View / Desir:				Frpl:	2	Rating:	Good																
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1955	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:	G5	Fact:	.	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	8	3											
Sec Int Wall:		%		Economic:			%	Additions:															
Partition:	T - Typical			Special:			%	Kitchen:															
Prim Floors:	3 - Hardwood			Override:			%	Baths:															
Sec Floors:		%		Total:	18.6	%		Plumbing:															
Bsmnt Flr:	4 - Carpet			CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:	95.00			Heating:															
Bsmnt Gar:	2			Size Adj.:	1.31371689			General:															
Electric:	3 - Typical			Const Adj.:	1.01151502			COMPARABLE SALES															
Insulation:	2 - Typical			Adj \$ / SQ:	126.240			Rate	Parcel ID	Typ	Date	Sale Price											
Int vs Ext:	S			Other Features:	116330																		
Heat Fuel:	2 - Gas			Grade Factor:	1.00																		
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000																		
# Heat Sys:	1			NBHD Mod:																			
% Heated:	100	% AC:	100	LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	410934																		
% Com Wall:		% Sprinkled:		Depreciation:	76434																		
				Deprecated Total:	334500																		
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:															
Make:																							
Model:								Serial #:															
SPEC FEATURES/YARD ITEMS				Year:																			
				Color:																			
				PARCEL ID				107.0-0004-0006.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:											